

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 5, 2000, 6:00 P.M., COUNCIL CHAMBERS

THE MEETING WAS CALLED TO ORDER BY WILLIAM KALANQUIN AT 6:00 P.M.

MEMBERS PRESENT: W. Weatherford, Kalanquin, B. Weatherford, Scott, Parker, Cross

MEMBERS ABSENT: Layman, Grantner

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J. Adams, Clerk's Office

AUDIENCE PARTICIPATION: No audience participation

BOARD DISCUSSION:

Mr. Parker stated he heard on the radio an announcement for a haunted house at Chemco, and asked if they are required to come before the Board.

Mr. Strasser replied yes.

Mr. Parker asked if he would look into it.

Mr. Cross indicated he was glad to be back after he was laid up in the hospital. He will look into classes, seminars and any training for the Board if needed. Mr. Cross asked Mr. Strasser to look into a house at Lapeer and Denies that has quite a large accumulation of debris and trash in the yard. Also, to look into cars being sold at Burton Square on Lapeer Road.

NEW APPLICATIONS:

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| 1. ZBA #00-61 | BY: Best Car Co. / Lon Neuville
4199 Davison Rd.
Burton MI |
| | RE: Parcel #59-03-300-062
4199 Davison Rd.
C-2 Zoned |
| | FOR: To construct a building at 0 ft. rear setback;
25 ft. required. (4 Votes Required) |

Lon Neuville, 2210 Island Shore Dr., Fenton, MI, said when he bought the property in 1994, there was just the office building and warehouse. Behind that was a jungle of weeds, bushes, trees, tires and junk. It is now cleared out and paved right to the back. We would like to construct a building to use for a speedometer shop, they import cars out of Canada, and do a hundred speedometer heads a week. Mr. Neuville stated further, he would like a zero foot tolerance because he does not want to waste the property. The building would be 50 ft. x 96 ft.

AUDIENCE PARTICIPATION:

Roger Elsworth, 7012 S. Gale Rd., Atlas, MI, and owner of Skate Depot at 4219 Davison Rd., Burton, MI, stated he has a couple of concerns. He cannot support this variance unless they can resolve some issues, and if they can, he can support a variance of 5 to 10 ft. He wants to make sure the building does not encroach on his property as the fence does, and he does not want water running off of the building onto his property because there are no storm sewers that run through that particular piece. Mr. Elsworth stated further, the property is far improved from what it was and looks very nice there, so he would not object to the type of building that Mr. Neuville wants to construct. Mr. Elsworth also addressed concerns of car haulers using his property for parking.

Mr. Neuville said the fence Mr. Elsworth is referring to is the first initial fence they put up when they moved in there. The second part of the fence we put up was moved over an extra foot to make sure we are over the line. Mr. Neuville stated further, he does not think a car hauler has been on Mr. Elsworth property for many months. We now have an agreement with RTS Trucking and use their property for car haulers exclusively. He does not think there will be any adverse affects to his property concerning the zero setback.

Mr. Strasser said the Board is here only to decide whether or not a zero rear lot setback is appropriate or not. There is industrial property to the west, commercial property all the way around it, and approximately 400 ft. to any residential home. DPW does not have a problem with the request, it is commercial property and Mr. Neuville has done massive improvements to the property. Any water run-off from the roof would have to be directed back onto Mr. Neuville's property and not adjacent to it.

BOARD DISCUSSION:

Discussion followed regarding entrances and exits, and the zero ft. setback.

Mr. Neuville said it probably would not be a zero setback, but more around 3 or 4 ft.

Mr. Strasser indicated this will be going to the Planning Commission for an administrative site plan review.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by W. Weatherford, seconded by B. Weatherford to approve ZBA #00-61.
Motion carried, 5-1. Scott – no.

Mr. Kalanquin announced that the next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, October 19, 2000 at 6:00 P.M.**

MEETING ADJOURNED AT 6:27 P.M.

jra